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Patrick Marfleet
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London N1C 4AG

London, 21st April, 2017

Dear Patrick,

Stage 1 Appeal for Planning Application 2017/0668/P Heathdene, Vale of Health, London NW3 1BB

Further to your email with the decision notice for the above Planning Application, we kindly ask that you reconsider your decision to refuse the application.

In your refusal notice you state that the proposed side extension is large, incongruous, not subordinate to the host building and that it would undermine its architectural integrity.

We strongly disagree with this conclusion. The proposed design is modest in size and is very much in keeping with the local architecture with matching materials, windows, roofing and detailing which would make it blend seamlessly with its surroundings. We also believe that it would preserve and enhance the conservation area and would not compromise the architectural integrity of the existing building. Neither would it impact on local heritage as described in policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies and Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

Furthermore, as the extension is set back from the main body and would be one storey lower than the main building, it would be subordinate in terms of scale and with exactly the same footprint as existing.

The neighbours in the Vale of Health are very mindful of all local planning applications, and have objected on several occasions if an application is disagreeable e.g. most recently The Garden House, and Hillview. As you can see from the email below from the chairwoman of the Vale of Health Society, VOH residents have no objection to this very modest side extension, which adds just one floor above an existing garage and is in keeping with the local environment and architecture. Many residents have indeed spoken to the applicant personally and have told them that they have no objection and in fact very much like the look of it.

When you visit the Vale of Health you will note that there are two extremely incongruous blocks of flats, namely Athenum House and Spencer House, both of which are contrary to the heritage and conservation principles as set out in the aforementioned policies.



Dear Caroline and Keith

*The VOHS will not be objecting to your planning application. We do however have a concern about traffic management.
Garden House cannot proceed without a traffic management plan and Camden have indicated that Hillview will*

*also require one. As you can imagine everyone is concerned at the possibility of 3 substantial building works within yards of each other overlapping.
The VOHS is therefore minded to write to Camden asking them to consider the overall traffic management position in relation to your application. If you wish to discuss this with me please let me know.*

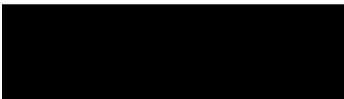
Best wishes

Ellen

Based on the above we hope that you will reconsider your decision and grant us permission for this modest development.

Yours sincerely,

Helene Dahm Gullaksen



Architect ARB